

Prepared by and
Return to: William F. Hagan
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STATE MS. - DESOTO CO.

FILED

FEB 6 3 23 PM '03

BK 437 PG 387
W.E. DAVIS CH. CLK.

SARA KATHRYN RICHARDSON,

Grantor

TO

WARRANTY DEED

CODY INVESTMENTS, INC.,

Grantee

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **SARA KATHRYN RICHARDSON**, the un-remarried widow of **CLARENCE W. RICHARDSON**, who departed this life on or about August 31, 2002, do hereby grant, bargain, sell, convey, and warrant to **CODY INVESTMENTS, INC.**, that certain real property lying and being situated in the City of Southaven, DeSoto County, Mississippi, and being more particularly described as follows:

Lot 139, Section B, DeSoto Woods Subdivision, in Section 1, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 6, Page 8, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Southaven, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 6, Page 8, and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2003 and all subsequent years.

Taxes for the year 2003 shall be pro-rated upon publication of such taxes. Taxes for the year 2003 and all subsequent years are to be the responsibility and liability of Grantee, its successors and/or assigns.

Possession of said real property shall be given to Grantee upon delivery of this Deed.

Witness my signature, this the 5th day of February, 2003.

Sara Kathryn Richardson
SARA KATHRYN RICHARDSON

Mrs. Sara K. Richardson
7454 Macon Road
Cordova, TN 38018
Home: (901) 757-5355
Work: None

Cody Investments, Inc.
1460 Robertson Road So.
Hernando, MS 38632
Home: N/A
Work: (901) 409-0071

STATE OF MISSISSIPPI COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **SARA KATHRYN RICHARDSON**, who acknowledged that she signed and delivered the above and foregoing **WARRANTY DEED** as her free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 5th day of February, 2003.

William F. Hagan
NOTARY PUBLIC

